161.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,600 / 729,600
					USE VALUE:	729,600 / 729,600
					ASSESSED:	729,600 / 729,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGANN KEVIN ETAL/ TRUSTEES
Owner 2:	KEVIN D MCGANN LIVING TRUST
Owner 3:	
Street 1:	206 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LARKIN LYNNE E--ETAL -
Owner 2:	MC GANN KEVIN -
Street 1:	206 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,334 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5334.000	323,600		406,000	729,600
Total Card	0.122	323,600		406,000	729,600
Total Parcel	0.122	323,600		406,000	729,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.00 | /Parcel: 480.0

Legal Description

User Acct

107690

GIS Ref

GIS Ref

Insp Date

10/24/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,800	0	5,334.	406,000	729,800	729,800	Year End Roll	12/18/2019
2019	101	FV	246,800	0	5,334.	406,000	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	246,800	0	5,334.	342,200	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	246,800	0	5,334.	313,200	560,000	560,000	Year End Roll	1/3/2017
2016	101	FV	246,800	0	5,334.	266,800	513,600	513,600	Year End	1/4/2016
2015	101	FV	241,000	0	5,334.	232,000	473,000	473,000	Year End Roll	12/11/2014
2014	101	FV	241,000	0	5,334.	214,600	455,600	455,600	Year End Roll	12/16/2013
2013	101	FV	241,000	0	5,334.	204,200	445,200	445,200		12/13/2012

!12615!

PRINT

Date	Time
12/11/20	02:41:17

LAST REV

Date	Time
09/04/20	11:30:25

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARKIN LYNNE E-	75451-90	1	8/25/2020	Convenience	1	No	No		
MCGANN KEVIN/ET	23401-360		7/8/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	107690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1092	New Wind	9,500		8/11/2015			Install 15 replace
2/27/2006	121	Redo Kit	50,000					1/2 bath remodel a

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
10/24/2008	Meas/Inspect	163	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
11/24/1999	Meas/Inspect	263	PATRIOT
7/22/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5334		Sq. Ft.	Site		0	70.	1.09	7									406,013						406,000	

Total AC/HA: 0.12245 | Total SF/SM: 5334 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 406,013 | Spl Credit | Total: 406,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34078944
Const Adj.:	0.98000199
Adj $ / SQ:	164.247
Other Features:	89800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397594
Depreciation:	73952
Depreciated Total:	323642

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2007
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

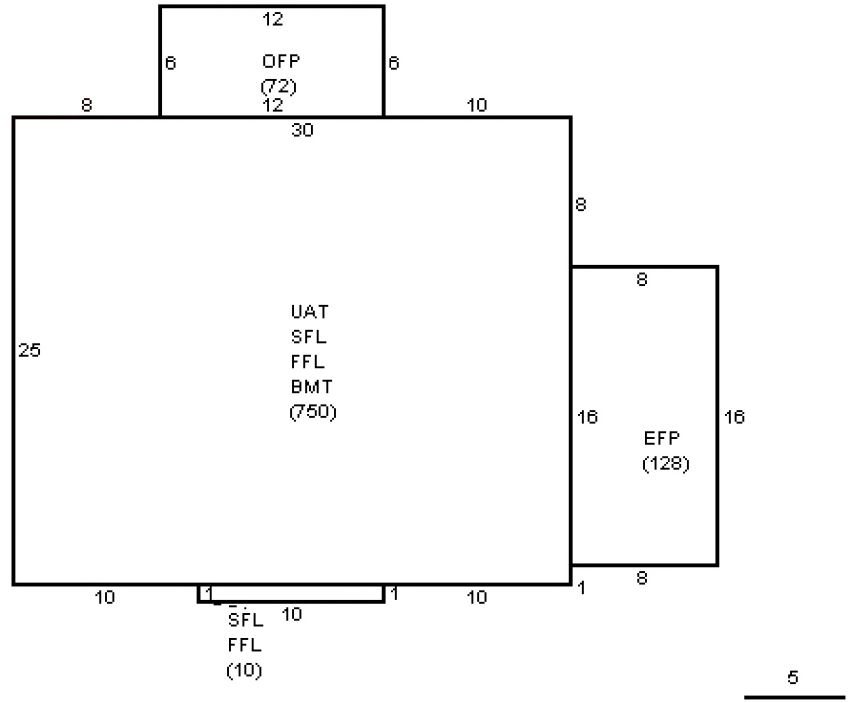
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.25
Special Features:	0	Val/Su Net:	121.75
Final Total:	323600	Val/Su SzAd	212.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	164.250	124,828
SFL	Second Floor	760	164.250	124,828
BMT	Basement	750	49.270	36,956
UAT	Upper Attic	188	65.700	12,319
EFP	Enclos Porch	128	47.520	6,083
OFP	Open Porch	72	38.630	2,781
	Net Sketched Area:	2,658	Total:	307,795
Size Ad	1520	Gross Are	3220	FinArea 1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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